

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
NOVEMBER 19, 2015  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

Chairperson Tim Golba called the meeting to order at 9:12 a.m. Chairperson Tim Golba adjourned the meeting at 11:33 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tim Golba – present  
Vice-Chairperson Stephen Haase – present  
Commissioner James Whalen – present  
Commissioner Anthony Wagner – present  
Commissioner Sue Peerson – present  
Commissioner Theresa Quiroz – present/out at 10:25 a.m.  
Commissioner Douglas Austin – present

Staff

Shannon Thomas, City Attorney – present  
Nancy Bragado, Planning Department. - present  
Mike Westlake, Development Services Department – present  
Louis Schultz, Development Services Department – present  
Carmina Trajano, Recorder – present

## PLANNING COMMISSION MINUTES FOR NOVEMBER 19, 2015

ITEM – 1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**

NONE

ITEM – 2: **REQUESTS FOR CONTINUANCE AND/OR ITEMS TO BE WITHDRAWN:**

NONE

ITEM – 3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**

ITEM # 9 – MONARCH AT BARNARD TENTATIVE MAP, PARCEL 1 – PROJECT NO. 419664

ITEM # 11 – CASA DE LAS CAMPAS – PROJECT NO. 400695

ITEM # 12 – SUNROAD CENTRUM PDP AMENDMENT – PROJECT NO. 420300

ITEM – 4: **APPROVAL OF THE AGENDA:**

Accepted as presented.

ITEM – 5: **DIRECTOR'S REPORT:**

Nancy Bragado announced that the Southeastern San Diego and Encanto Neighborhoods Community Plan Updates were unanimously approved by the City Council on Monday, November 16. On Monday, November 9, the City Council unanimously adopted the Ocean Beach Community Plan as it was returned to them following Coastal Commission certification. Additional news on Plan Update, the Planning Department will have three Notice of Preparation Scoping Meetings: Old Town Community Plan Update on Friday, November 20 at the Caltrans District 11 Old Town office; San Ysidro was held yesterday, November 18; and Midway Pacific Highway Plan Update tonight, November 19. A special meeting of the City Council Committee on the Environment has been scheduled for 1PM on November 30th to discuss the Draft Climate Action Plan and it will come before the Planning Commission on December 3<sup>rd</sup>. The Draft Program Environmental Impact Report for the City of San Diego Single Use Carryout Bag Reduction Ordinance will be released tomorrow for public comment.

Mike Westlake announced that this morning he received some exciting news related to the San Diego Regional Water Quality Control Board and Commissioner Whalen will speak about it.

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### ITEM – 6: **COMMISSION COMMENT:**

Commissioner Whalen commented that yesterday the San Diego Regional Water Quality Control Board adopted the Storm Water Permit. The City was granted a 90-day extension to work out some of the remaining issues which are fairly significant and will not be surprised if the City and the County will go back to ask for another extension, but as it stands it takes effect on February 10<sup>th</sup>. The concept is that, basically the first one inch of rain will be captured and retained; not running down the streets anymore so it will be interesting to see how the City manages that. There was an article in the newspaper this morning that he felt it wasn't accurate and it was said that there was a setback for the environmental community and in fact it's the other way around; we will have much cleaner runoff over the future than we would now. He stated that there may be some issues raised with whether the City should do more CEQA on the Water Quality Improvement Plans; how they're going to address what's called the coarse sediment (good sediment) and the bad sediment and it's not clear whether there is an engineering reality that corresponds with that objective. Lastly, the City will likely have the Storm Water Quality Improvement Plans approved by the Executive Officer of the Water Board with conditions. It was announced to him that the NRDC is suing the City of Los Angeles over their permit, because it has conditions so it will be an interesting next 90 days going forward. Sumer Hasenin was going to give a presentation today, but she wants a little more time to sort of process of what happened yesterday and will come back with an update for the Planning Commission.

Commissioner Haase asked Nancy Bragado if the Coastal Commission requires any amendment to the Ocean Beach Plan.

Commissioner Quiroz apologized to everybody because she has an appointment today that she was unable to change and will be leaving at 10:20 a.m.

### ITEM – 7: **APPROVAL OF MINUTES FROM SEPTEMBER 24, 2015**

COMMISSIONER PEERSON MADE THE MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 24, 2015 WITH AMENDMENTS ON PAGE 2 OF THE COMMENTS FOR THE MISSION VALLEY PLAN UPDATE; TO STRIKE UNDER SOUTH OF I-8, CHANGE AERIAL TRAM TO FUTURE TROLLEY, CHANGE COULD LINK 3 TO WILL LINK 3 AND THE LAST BULLET UNDER DEVELOP AN URBAN FORM FIGURE GROUND MAP, CHANGE PROTECT LOW DENSITY AREAS TO PROMOTE DENSITY. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Austin, Quiroz, Peerson and Wagner voting yea and with Commissioner Whalen abstaining.

### ITEM – 8: **THE RESERVE – PROJECT NO. 292065**

City Council District: 1                      Plan Area: La Jolla

Staff: Glenn Gargas

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Speaker slips in favor of the project submitted by Greg Shannon, Katherine Godfrey, Asha Buier, Shawn Shamlou, Amanda Adams, Harold Fuson, Brad Lents, Richard Siruan, Kim Koch, Paul Robinson and Colin Seid.

Speaker slips in opposition to the project submitted by Kevin Johnson, Zweig, Ethna Riazza, Gaston Molina and Jim Kelly.

### **COMMISSION ACTION:**

COMMISSIONER WHALEN MADE THE MOTION TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 292065, AND ADOPT FINDINGS AND THE MITIGATION, MONITORING AND REPORTING PROGRAM; AND APPROVE COASTAL DEVELOPMENT PERMIT NO. 1050394, SITE DEVELOPMENT PERMIT NO. 1050407 AND PLANNED DEVELOPMENT PERMIT NO. 1050409; AND APPROVE VESTING TENTATIVE MAP NO. 1050354. Commissioner Wagner seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Haase, Peerson, Wagner and Whalen voting yea and with Commissioners Austin recusing and Quiroz absent.

### ITEM – 9: **MONARCH AT BARNARD TENTATIVE MAP, PARCEL 1 – PROJECT NO. 419664**

City Council District: 2                      Plan Area: Peninsula

Staff: Renee Mezo

Speaker slips in favor of the project submitted by Janay Kruger.

No speaker slips in opposition to the project were submitted.

### **COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATION. Commissioner Peerson seconded the motion. The motion passed by a vote of 6-1 with Commissioners Golba, Haase, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz voting nay.

### ITEM – 10: **THE GLEN AT SCRIPPS RANCH – PROJECT NO. 264823**

City Council District: 5                      Plan Area: Scripps Miramar Ranch

Staff: John S. Fisher

Speaker slips in favor of the project submitted by Richard Aschenbrenner, Ben Allen Rachel, Eric Hoffmann, Bill Miner, Linda Gee, Roger A. Gee, Maria Penny, Thomas Dillon, Lincoln Ward, Don Demko, Ben Smith, Diane Smith, Wallace H. Wulfreck, Bob Ilko, Beverly B. Wulfreck, Lorayne Burley, Sandra Wetzel Smith and Randi Coopersmith.

No speaker slips in opposition to the project were submitted.

## PLANNING COMMISSION MINUTES FOR NOVEMBER 19, 2015

### **COMMISSION ACTION:**

COMMISSIONER HAASE MADE THE MOTION TO CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 264823, ADOPT THE FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATION, AND ADOPT THE MITIGATION MONITORING AND REPORTING PROGRAM; AND APPROVE GENERAL PLAN AND SCRIPPS MIRAMAR RANCH COMMUNITY PLAN AMENDMENT NO. 990531; APPROVE VESTING TENTATIVE MAP NO. 1451662, PLANNED DEVELOPMENT PERMIT NO. 1451656, SITE DEVELOPMENT PERMIT NO. 932619, CONDITIONAL USE PERMIT NO. 932618, NEIGHBORHOOD DEVELOPMENT PERMIT NO. 1451657 AND MHPA BOUNDARY LINE ADJUSTMENT AND TO INCLUDE CONDITIONS AND CORRECTIONS. Commissioner Austin seconded the motion. The motion passed by a vote of 6-0-1 with Commissioners Golba, Haase, Austin, Peerson, Wagner and Whalen voting yea and with Commissioner Quiroz absent.

ITEM – 11: **CASA DE LAS CAMPANAS – PROJECT NO. 400695**  
City Council District: 5                      Plan Area: Rancho Bernardo

Staff: Glenn Gargas

No speaker slips in favor of the project submitted were submitted.

No speaker slips in opposition to the project submitted were submitted.

### **COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATION. Commissioner Whalen seconded the motion. The motion passed by a vote of 7-0 with Commissioners Golba, Haase, Austin, Quiroz, Peerson, Wagner and Whalen voting yea.

ITEM – 12: **SUNROAD CENTRUM PDP AMENDMENT – PROJECT NO. 420300**  
City Council District: 6                      Plan Area: Kearny Mesa

Staff: Francisco Mendoza

Speaker slips in favor of the project submitted by Bill Jones and Tom Story.

No speaker slips in opposition to the project were submitted.

### **COMMISSION ACTION:**

COMMISSIONER WAGNER MADE THE MOTION TO PLACE THIS ITEM ON CONSENT APPROVING THE STAFF RECOMMENDATION. Commissioner Whalen seconded the motion. The motion passed by a vote of 5-0-2 with Commissioners Golba, Haase, Peerson, Wagner and Whalen voting yea and with Commissioners Austin and Quiroz recusing.